



**ADAIR COUNTY, MISSOURI**

# **LAND AUCTION**

## **4.56 SURVEYED ACRES**

**SALE TO BE HELD AT THE DAYS INN BANQUET ROOM,  
3805 S. BALTIMORE ST., KIRKSVILLE, MO.**

### **TUESDAY, MAY 5 AT 1:00 P.M.**

### **THIS 4.56 ACRE PRIME COMMERCIAL TRACT IS IN A HIGHLY DESIRABLE LOCATION ON HWY. 63 BYPASS!**

This outstanding commercial property is located in Section 34, T63N•R15W, Adair County, MO. Take US Hwy. 63 Bypass around Kirksville, MO to the junction of State Rt. P., take Rt. P 200 yards to Round Barn Way, then left on Round Barn Road. Property is immediately on the right next to Phelps Farm Service.

#### **FEATURES OF THIS PROPERTY INCLUDE:**

- Full turn movement access for Hwy. 63 and Rt. P
- High visibility to potential customers from Hwy. 63 Bypass
- High traffic count
- Just outside Kirksville City limits with no zoning restrictions
- Can be annexed into the City of Kirksville if city services are needed
- Fiber optics are on the property
- Close proximity to a large customer base
- Up to 1.7 acres ± adjoining acres available if desired (subject to survey)
- Can be used for a wide variety of businesses

*A study has been done on the property by SFS Corporation for the feasibility of an unattended fueling center on the property. (Available online.)*

**DETAILED TERMS, MAPS & PHOTOS ONLINE @  
[www.sullivanauctioneers.com](http://www.sullivanauctioneers.com)  
OR CALL FOR A DETAILED BROCHURE.**

## **LUKE, RANDEE RAE AND DENNIS PHELPS**

#### **CLOSING & TITLE WORK BY:**

Pickell Abstract Company of Kirksville, MO

115 South Franklin • Kirksville, MO 63501 • Phone 660-665-8324

**For additional information contact Luke Phelps at 660-988-4177  
or Terry Reynolds (Sullivan Rep.) at 660-341-1092**

**SULLIVAN AUCTIONEERS, LLC • 217-847-2160 • LIC. 444000107**

**[www.sullivanauctioneers.com](http://www.sullivanauctioneers.com)**